

Recd 2/24/09

February 2009

To: Members of the Silver Springs Single Family Homeowners Association

From: Bill Gunter – President of your Homeowners Association Board of Trustees

Dear Homeowners,

After a somewhat confusing but necessary election cycle this fall, a new Board of Trustees was elected in December from a slate of excellent candidates. Those elected, and some who were not elected, have generously volunteered their time to make our neighborhood a more pleasant and interesting place to live. And while we all face some difficult issues in the upcoming years, I believe that working together we can improve the fabric of our neighborhood, improve our sustainability through wise water management and home gardening, and incorporate more energy efficient solar applications in our remodeling activities. I would like to see Silver Springs set the standard for green neighborhoods in the Park City area, and I believe achieving this goal will enrich and transform our community.

The Board asks that HOA members continue to maintain their homes and yards in accordance with the Silver Springs CC&R's so that our community retains a neat appearance which helps maintain property values. Owners of rental properties are reminded to inform their tenants of basic renter responsibilities such as proper storage of garbage cans, timely yard maintenance, and a prohibition against long term storage of recreational vehicles and boats in driveways and view areas.

A new community website is currently under construction. There is no official Silver Springs Single Family HOA website operating at this time, and any current site that professes to represent the views and business of the HOA membership and Board is misrepresenting itself. The Board hopes to have the new site up and running soon, and will notify members, via mail, when it becomes available. In the meantime, please feel free to email any of your Trustees with questions or concerns.

Your Board has maintained the 2008 Homeowners' dues levels for 2009 and will expend all efforts to contain costs in the current budget year. A breakdown of the current budget is included along with your invoice.

Your new Board members are:

Chris Butler—Treasurer —butlerhome@gmail.com

James Larson—Trustee—jlarso4@amfam.com

Kristian Mullholland—Secretary—kristian@mulholland-development.com

Bill Noland—Trustee—recon009@earthlink.net

Sue Pollard—Vice President—utahpollards@earthlink.net

Jan Zinn—Trustee—dj_zinn@msn.com

Lynn Cier will continue as our meagerly paid book keeper.

Volunteers:

Dave Coelho

Harry Fuller

Richard Krebs

Best wishes in 2009,

Bill Gunter—augeol06@yahoo.com

2009 SILVER SPRINGS HOA BUDGET

ACCOUNTING AUDIT	\$250
ACTIVITIES	350
AWARDS	100
BOOKEEPING	1500
COMPUTER	200
DRAINAGE	4000
FILING	50
INSURANCE	600
LEGAL FEES	11000
POSTAGE	600
PRINTING AND COPYING	450
REGISTRATION FEE	10
SS MASTERS ASSOC.	33075
SUPPLIES	300
TAXES	100
WEB SITE	1000
RESERVE	10150

TOTAL **\$63735**

- CARRYOVER -16660

NEW TOTAL **\$47075**

\$250/LOT

2008 BUDGET WAS

\$250/LOT